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PARK PLAZA URBAN RENEWAL PROJECT
BOSTON REDEVELOPMENT AUTHORITY

FINAL PROJECT REPORT

Project Approvals & Cooperation Agreement

May, 1973

Park Plaza
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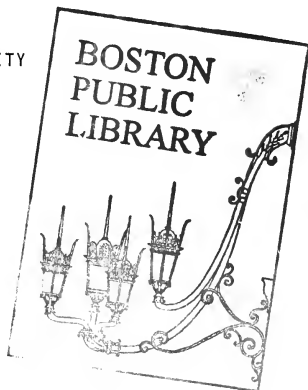
P A R K P L A Z A
URBAN RENEWAL PROJECT

FINAL PROJECT REPORT

PROJECT APPROVALS AND COOPERATION AGREEMENT

BOSTON REDEVELOPMENT AUTHORITY

May, 1973





PARK PLAZA URBAN RENEWAL PROJECT
BOSTON REDEVELOPMENT AUTHORITY

FINAL PROJECT REPORT
PROJECT APPROVALS AND COOPERATION AGREEMENT

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ITEM NO. 2

Resolution of City Council approving
Urban Renewal Plan and feasibility of
Relocation for Park Plaza Urban Renewal
Project adopted December 6, 1971.

CITY OF BOSTON
IN CITY COUNCIL

RESOLUTION OF CITY COUNCIL
APPROVING URBAN RENEWAL PLAN AND
FEASIBILITY OF RELOCATION FOR
PARK PLAZA URBAN RENEWAL PROJECT

WHEREAS the Boston Redevelopment Authority (hereinafter the "Authority") is a public body politic and corporate duly organized and existing under Chapter 121B of the General Laws within the City of Boston.

AND WHEREAS the Authority, pursuant to Chapter 652 of the Acts of 1960, has the powers and performs the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the General Laws, and also has been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former planning board of the City of Boston.

AND WHEREAS it is desirable, and in the public interest, that the Authority undertake and carry out an urban renewal project to be known as the "Park Plaza Urban Renewal Project", herein called the "Project", in that area of the City of Boston, herein called the "Project Area", bounded and described as follows:

Beginning at the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Thence running in a generally southerly direction along said easterly sideline of Knapp Street to a point, said point being the intersection of the centerline of Kneeland Street and the easterly sideline of Knapp Street extended thereto;

Thence turning and running in a generally westerly direction along the centerlines of Kneeland Street and Stuart Street to a point, said point being the intersection of the centerline of Stuart Street and the westerly sideline of Arlington Street;

Thence turning and running in a generally northerly direction along said westerly sideline of Arlington Street to a point, said point being the intersection of the westerly sideline of Arlington Street and the northerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Boylston Street to a point, said point being the intersection of the northerly sideline of Boylston Street and the westerly sideline of Bumstead Court;

Thence turning and running in a generally southerly direction across Boylston Street along an extension of said westerly sideline of Bumstead Court to a point in the southerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said southerly sideline of Boylston Street to a point, said point being the intersection of the easterly sideline of Washington Street and the southerly sideline of Boylston Street extended thereto;

Thence turning and running in a generally northerly direction along said easterly sideline of Washington Street to a point, said point being the intersection of the easterly sideline of Washington Street and the northerly sideline of Essex Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Essex Street (past Harrison Avenue Extension) to a point, said point being the intersection of the northerly sideline of Essex Street and the easterly sideline of Harrison Avenue extended thereto;

Thence turning and running in a generally southerly direction along said easterly sideline of Harrison Avenue to a point, said point being the intersection of the easterly sideline of Harrison Avenue and the northerly property line of 19-25 Harrison Avenue extended thereto;

Thence turning and running in a generally westerly direction across Harrison Avenue along said extension of the northerly property line of 19-25 Harrison Avenue to a point in the westerly sideline of Harrison Avenue;

Thence turning and running in a generally southerly direction along said westerly sideline of Harrison Avenue to a point, said point being the intersection of the westerly sideline of Harrison Avenue and the northerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said northerly sideline of Beach Street to a point, said point being the intersection of the northerly sideline of Beach Street and the westerly property line of 27-39 Harrison Avenue;

Thence turning and running in a generally southerly direction across Beach Street along an extension of said westerly property line of 27-39 Harrison Avenue to a point in the southerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said southerly sideline of Beach Street to the point of beginning, said point being the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Excluding, however, the structures at 19-25 Harrison Avenue and 27-39 Harrison Avenue.

AND WHEREAS the Authority has made detailed studies of the location, physical condition of the structures, land use, environmental influences, and social, cultural and economic conditions of the Project Area and has found and determined that the character and conditions of the Project Area as described in the Resolution of the Authority captioned, "Determinations and Findings Relative to the Condition of the Park Plaza Project Area" do exist; that the Park Plaza Project Area is a decadent area in that it is an area which is detrimental to the safety, health, morals, welfare, and sound growth of the Boston community, because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, and in need of major maintenance and repair, and because of a substantial change in business and economic conditions, and because of excessive land coverage and because diversity of ownership, irregular lot sizes, and obsolete street patterns make it improbable that the Park Plaza Project will be redeveloped by the ordinary operation of private enterprise; and that the Park Plaza Project Area is blighted and decadent;

AND WHEREAS the Authority has prepared an Urban Renewal Plan for the Project Area dated July 1971 and entitled "Park Plaza Urban Renewal Project -- Final Project Report -- Urban Renewal Plan", which consists of a title page, a table of contents of 2 pages, 35 pages of text, and 4 maps (hereinafter called the "Urban Renewal Plan"), duly approved by the Authority on July 15, 1971, and submitted by His Honor the Mayor to the City Council for approval on August 2, 1971;

AND WHEREAS the Mayor has submitted to the City Council with the Urban Renewal Plan, but not as a part thereof, the following documentation:

- (1) Resolution of the Boston Redevelopment Authority dated July 15, 1971, confirming its findings and determinations of October 14, 1965, August 2, 1967 and June 18, 1970, relative to the condition of the Park Plaza Urban Renewal Area
- (2) Relocation Program
- (3) Resolution of the Boston Redevelopment Authority approving the Urban Renewal Plan, the conditions under which relocation payments will be made, and the fixed relocation payments schedule for the Park Plaza Project
- (4) Resolution of the Boston Redevelopment Authority authorizing submission of the Park Plaza Plan and Relocation Program to the Mayor and City Council of the City of Boston and to the Division of Urban Renewal of the State Department of Community Affairs
- (5) Proposed Cooperation Agreement by and between the City of Boston and Boston Redevelopment Authority, together with attached resolution authorizing execution of the Agreement by the Authority

AND WHEREAS a general plan entitled "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "General Plan") has heretofore been prepared and was duly approved by the Authority on March 11, 1965, and is recognized and used as a guide for the general development of the City as a whole;

AND WHEREAS the Authority, in the exercise of its powers and the performance of its duties under Chapter 652 of the Acts of 1960 aforesaid, has found that the Urban Renewal Plan conforms to the General Plan, and the City Council has duly considered said findings;

AND WHEREAS the Urban Renewal Plan for the Project Area prescribes certain land uses for the Project Area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action;

AND WHEREAS a proposed Cooperation Agreement between the Authority and the City has been presented to the City Council providing for the making of the local grants-in-aid by the City;

AND WHEREAS the Authority has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project accordance with the Urban Renewal Plan (hereinafter called the Relocation Program);

AND WHEREAS there is additional supporting information and data respecting such Relocation Program which has been prepared by the Authority as a result of studies, surveys, and inspections;

AND WHEREAS the members of the City Council have general knowledge of the conditions prevailing in the Project Area and of the availability of proper housing in the City for the relocation of individuals and families that may be displaced from the Project Area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation;

AND WHEREAS all property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws, and amendments thereto, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, color, sex, religion, or national origin;

AND WHEREAS a public hearing on the Urban Renewal Plan has been held, after due notice thereof, at which time the City Council received evidence from persons living and doing business in the project area and other persons with respect thereto, and all persons desiring to be heard on the Urban Renewal Plan were so heard;

AND WHEREAS the members of the City Council have carefully considered and reviewed the Urban Renewal Plan in light of (1) the supporting documentation submitted; (2) the proceedings at the aforementioned public hearing; and (3) the general knowledge of the City Councillors with respect to conditions prevailing in the Project Area and in the City of Boston as a whole;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

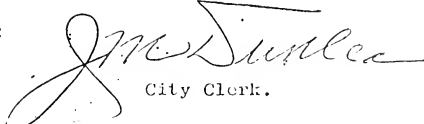
- A. That it is hereby found and determined based on the information presented at the hearing by the City Council including the information presented by the developer, Boston Urban Associates, the Boston Redevelopment Authority, and its counsel, and the City of Boston's Law Department:
- (1) The Project Area is a decadent and substandard area and qualifies as an eligible Project Area under Chapter 121B of the General Laws of Massachusetts;
 - (2) The financial aid provided and to be provided pursuant to the contracts for City financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan;
 - (3) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the renewal of the Area by private enterprise;
 - (4) The financial plan for the project is sound;
 - (5) The Urban Renewal Plan conforms to the General Plan for the City;
 - (6) The Urban Renewal Plan gives due consideration to the provision of adequate open areas;
 - (7) The objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area or any part thereof;
 - (8) The program for the proper relocation of the individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings, in conformity with acceptable standards, is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of displaced individuals and families in the Project Area, are available at rents or prices within the financial means of displaced individuals and families, and are reasonably accessible to their places of employment;

- (9) That carrying out the Urban Renewal Plan as presented will be in the public interest;
- B. That the Urban Renewal Plan is hereby approved;
- C. That the City Council hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the City having responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, consistent with their obligations to other urban renewal areas; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan;
- D. That all persons to whom these presents shall come be, and they are hereby assured, that all property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing management, or occupancy of real property within the Project Area, shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws as now or hereafter enforced, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, color, sex, religion, or national origin as now or hereafter enforced.
- E. That it is the specific intent of the City Council that each of the approvals given by the City Council in its final vote adopting this Resolution is conditioned on acceptance by the Authority of all of the changes voted by the City Council, whether in approving or amending the report of the Committee on Urban Development. If any of such changes are not effected by the Authority or Urban, all approvals herein given are specifically nullified and invalidated. Should the Authority find any changes unacceptable, it must resubmit the Plan for City Council approval with written notice of such part or parts as are found unacceptable and such changes as are recommended for City Council action.

In City Council December 6, 1971. Adopted -
yeas six, nays two.

Approved by the Mayor December 22, 1971.

Attest:


City Clerk.

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 15, 1971 and duly recorded in this office:

Copies of a memorandum dated July 15, 1971 were distributed re Park Plaza Urban Renewal Project / re, Approval of Park Plaza Urban Renewal Plan, attached to which were copies of a proposed vote, and three (3) Resolutions. Also distributed were copies of the Urban Renewal Plan, Park Plaza Urban Renewal Project, Supporting Documentation, and a Project Improvements Report.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to draft and submit to the Authority a Letter of Intent with Boston Urban Associates, the tentatively designated Redeveloper of Parcels 1, 2 and 3 of the Park Plaza Urban Renewal Project Area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN RENEWAL PLAN FOR THE PARK PLAZA PROJECT" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1359.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING SUBMISSION OF THE PARK PLAZA URBAN RENEWAL PLAN AND RELOCATION PROGRAM TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BOSTON AND TO THE DIVISION OF URBAN RENEWAL OF THE STATE DEPARTMENT OF COMMUNITY AFFAIRS" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1363.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF BOSTON FOR THE PARK PLAZA URBAN RENEWAL PROJECT" was introduced, read and considered, attached to this Resolution was a copy of the proposed Cooperation Agreement, marked Exhibit "A."

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution including Exhibit "A" is filed in the Document Book of the Authority as Document No. 1361.



(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolutions
to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director
of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this
27th day of July 1971.

BOSTON REDEVELOPMENT AUTHORITY

BY Kenneth Spurrin
Secretary

LS

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting ^{Assistant} Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on December 16, 1971 and duly recorded in this office:

* * * * *

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the Park Plaza Urban Renewal Plan (Document No. 6) dated December 16, 1971, and Supporting Documentation dated December 16, 1971, which have been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Relocation Program for the Park Plaza Urban Renewal Project (Document No. 7) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Resolution of the Boston City Council approving the Park Plaza Urban Renewal Plan and Feasibility of Relocation for the Park Plaza Urban Renewal Project (Document No. 8) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Cooperation Agreement between the Boston Redevelopment Authority and the City of Boston (Document No. 10) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Director is hereby authorized to enter into the aforementioned Cooperation Agreement between the Authority and the City of Boston in substantially the form presented at this meeting; and further

VOTED: that the Director is hereby authorized to enter into the Letter of Intent by and between the Boston Redevelopment Authority and Boston Urban Associates in substantially the form presented at this meeting.

* * * * *



(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

Letter of Intent

(4) That the Documents No. 6, 7, 8 and 10; Cooperation Agreement and to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

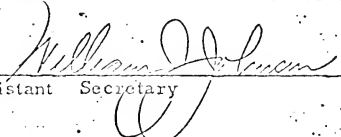
(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this

17th day of December 19 71.

BOSTON REDEVELOPMENT AUTHORITY

BY 
Assistant Secretary

LS





ITEM NO. 3

Resolution of Boston Redevelopment Authority
adopted on October 14, 1965, determining that the
Central Business District Project Area is a
decadent, blighted, deteriorated and deteriorating
area, with Certificate of Vote and copy of Notice
of such determination from the City Record.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY

DETERMINATIONS AND FINDINGS RELATIVE TO THE CONDITION
OF THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA
AND SUBAREAS AND ACQUISITION AREAS LOCATED THEREIN,
PROJECT NO. MASS. R-82

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority") is a public body, politic and corporate, duly organized and existing under Chapter 121 of the Massachusetts General Laws (Ter. Ed.), within the City of Boston, Massachusetts.

WHEREAS, the Authority has, with the approval of the Mayor and City Council of the City of Boston and with financial assistance provided under Title I of the Housing Act of 1949, as amended, by the Housing and Home Finance Agency of the United States of America, undertaken and conducted surveys, studies, and inspections of that part of the City of Boston within an area known and referred to as the Central Business District Urban Renewal Area (hereinafter called the "Project Area") and described in Exhibit "A", which is attached hereto and made a part hereof, which Project Area includes nine planning sub-areas as indicated on the map entitled "Building Deficiencies - Central Business District Urban Renewal Area R-82," marked Exhibit "B", which is attached hereto and made a part hereof (hereinafter referred to as "Subareas");

WHEREAS, the Authority has prepared a General Neighborhood Renewal Plan for the so-called Downtown Area, which area includes the Project Area, and the Authority is preparing an urban renewal plan for the Project Area and proposes to undertake an urban renewal project therein;

WHEREAS, the Authority has, after due and proper notice, held a public hearing with respect to the Project Area and, at said hearing, received and heard extensive evidence, data, exhibits, views, and opinions with respect to the Project Area and its condition and with respect to the several Subareas and conditions therein, including (a) statements, data, and statistics presented by officials of the City of Boston concerning fire control problems, traffic control problems, and public utility problems and their respective causes; (b) statements, study and inspection reports, photographs, and other exhibits prepared and presented by members of the staff of the Authority and its consultants concerning the Project Area and the several Subareas and the physical condition and uses of land and structures therein; (c) statements, opinions, and data from expert consultants in the fields of city planning, traffic and transportation, economics and engineering; and (d) statements and opinions from various persons and representatives of various organizations interested in the proposed determinations to be considered by the Authority, all persons

and representatives of organizations desiring to be heard having been afforded an opportunity to be heard by the Authority at said public hearing;

WHEREAS, the Authority has filed with the said Housing and Home Finance Agency an application for a temporary loan for the acquisition of six areas located within the Project Area and shown on the map entitled "Parcel Acquisition Map - Central Business District Urban Renewal Area R-82," marked Exhibit "C", which is attached hereto and made a part hereof (hereinafter called "Acquisition Areas"); and

WHEREAS, the evidence, data, exhibits, views, statements and opinions received by the Authority at said public hearing as aforesaid was relevant to the Acquisition Areas and included, among other things, testimony concerning the acquisition of the Acquisition Areas and existing conditions therein, the necessity to demolish the structures therein, the relocation of the present occupants thereof, and the feasibility of redeveloping such Acquisition Areas;

Authority, acting under and pursuant to its powers under the provisions of Chapter 121 and any other powers thereunto enabling, does hereby determine and find the following particular facts:

A. As to the Project Area as a whole

1. Building Conditions

Of the 663 buildings in the Project Area, 235 (35.4 per cent) are deficient, and 194 (29.3 per cent) are sub-standard structurally to a degree requiring clearance as defined under federal law.

For example, the following major structural defects are found in the 474 buildings of which complete interior and exterior surveys were completed.- which buildings comprise an accurate sample of, and fairly represent, all the buildings in the Project Area:

60 per cent of the buildings surveyed contain inadequate or unsafe plumbing, heating or electrical facilities.

In 65 buildings, there are cracks in the base material of inside walls or loose, missing or broken base material or evidence of major leaks.

The floors of 48 buildings are sagging or pitched.

Roofs are sagging, or out of line, or roofing material is loose, missing, or deteriorated in 93 buildings.

In 81 buildings, the exterior surface of foundations and basements is loose, broken, or deteriorated, or the exterior foundation is deteriorated,

sinking or out of line, or the basement foundation walls are deteriorated, or the columns or piers are loose, missing, or deteriorated, or the framing is split or deteriorated.

87 buildings have exterior walls with missing, or deteriorated masonry or joints or siding or have walls out of plumb or line.

Deficiencies and structurally unsound buildings are present, and in general are distributed evenly, throughout the Subareas and the Acquisition Areas.

2. Obsolete Buildings

Approximately 56 per cent of the structures in the Project Area were built prior to 1900; 18 per cent were built between 1900 and 1915; 20 per cent between 1915 and 1930; and only 6 per cent have been built since 1930. Elevators are poorly located, obsolete, dangerous, or, in many cases, nonexistent. Many retail store buildings in the Project Area are small, irregularly shaped, and inflexibly planned.

3. Building Vacancies

Unreasonably high vacancy rates afflict buildings of all types throughout the Project Area; some 22 per cent are more than one quarter vacant and almost 11 per cent are more than half vacant. Approximately

two-thirds of those vacancies are in structurally deficient or unsound buildings, and one-third are in standard buildings.

4. Obsolete Street Patterns

The Project Area is comprised largely of irregular, narrow, and substandard streets which are insufficient to carry the normal volumes of vehicular traffic through and within the area. Moreover, the streets taken together do not form a coherent or regular system, so the efficiency of traffic movements cannot be materially improved through the use of any technical devices such as signs and signals. As a result, the critical streets within the Project Area are often clogged with traffic, and such traffic jams overflow into adjoining streets, thereby causing widespread stoppage of vehicular transportation within the area. In addition, an extraordinary percentage of streets within the Project Area have defective and potentially dangerous surfaces and require reconstruction. And a number of streets are poorly lighted because of, among other things, improperly spaced lighting. These and related traffic deficiencies have severely discouraged new commercial development within the Project Area in the last 30 year period, and have been a principal cause of the high rate of vacancies in

existing structures and impede fire equipment.

5. Pedestrian Traffic Facilities

Sidewalks within the Project Area are inadequate in width. As a result, pedestrians frequently must and do walk in the street. This condition not only is unsafe for pedestrians and is a hindrance to movement of vehicular traffic but also causes discomfort and inconvenience which make the Project Area an undesirable place in which to shop, work, visit or carry on business.

6. Other Transportation Deficiencies

There are substantial deficiencies in the supply of parking spaces to service the Project Area - at least 2500 more spaces currently being needed - and there is a virtual absence of off-street loading facilities. These factors have contributed to clogging of the streets and economic depression of the area. In addition, station facilities of the Massachusetts Bay Transportation Authority are seriously deficient.

7. Land Vacancies

During the past 35 years, 46 buildings in the Project Area have been demolished without being replaced. Today there are in the Project Area more

than 70 vacant parcels of varying size of which 25 have been vacant for more than 35 years. There is no indication that the normal operation of private enterprise will generate construction on those cleared areas.

8. Decline of Property Value

The value of real property within the Project Area, as indicated by assessments of land and buildings for real estate tax purposes, has fallen by 23 per cent in less than a decade and a half - from \$280,000,000 in 1950 to \$215,000,000 in 1964.

9. Irregular Lot Sizes

306 parcels within the Project Area, 36.4 per cent of the total, have an area smaller than 5000 square feet and 204 parcels (24.3 per cent) are smaller than 3000 square feet. These small parcels are almost without exception separately owned. This high proportion of very small parcels in diverse ownership makes assembling a site for a modern commercial building at best difficult and in most cases impossible.

10. Inadequate Public Utilities and Fire Hazards

Parts of the sewer system serving the Project Area were installed in the 1800's. Deficiencies in this system are illustrated by recent structural failures of major interceptors. Moreover, the system fails

to separate sanitary sewerage from storm flow, resulting in pollution of Boston Harbor area waters.

Part of the water main system was installed as early as 1853. More leaks occur at joints and more failures occur in water mains in the Project Area than in any other area of the City. Present demands on the smaller water mains may already have reached capacity.

Even the vital high pressure fire service system, which provides the primary protection in the Project Area, lacks sufficient pumping capacity for full requirements. Nor can the high and low service systems deliver full flows for fire protection to all sections of the Project Area.

Although the Project Area is in the "congested value district" designated by the National Board of Fire Underwriters, 74 per cent of the buildings in the Project Area and 86 per cent of the buildings in the Acquisition Areas are not fireproof or fire resistant. Moreover, 51 per cent of the nonfireproof buildings in the Project Area lack sprinkler systems.

The high degree of fire risk in the Project Area is confirmed by actual experience. The Project Area has a yearly average of one significant fire in every 15 buildings, and 4 per cent of those fires are

major ones requiring more than one alarm.

The narrowness and off-set or zig-zag intersections of the streets in the Project Area (see the foregoing section 4) and resultant traffic snarls prevent the passage of fire equipment and thus greatly increase the danger to persons and property presented by such fire hazards.

B. As to the several Subareas

1. Upper Washington Street

The Upper Washington Street Subarea contains 80 buildings. In federal-law terms, 23 of those buildings are deficient and 19 are structurally substandard to a degree requiring clearance; more than half of the buildings in this Subarea have major defects like those set forth in section A.1. hereinbefore. This Subarea is characterized by a mixture of obsolete office structures and surface parking lots interspersed with major historic buildings and some sound office buildings.

One major building was formerly used as a newspaper publishing house and has been almost completely vacant ever since the departure of that business from the building in 1959.

Much of the ground floor retail space in this Subarea

consists of marginal small specialty stores and small bars and restaurants.

The streets are narrow and form many awkward intersections which are a major blighting influence. It is imperative as soon as possible to develop traffic solutions to permit an improved traffic flow, particularly across (and perpendicular to) Washington Street.

The number of multi-level parking facilities is negligible. Pedestrian areas are limited to narrow sidewalks, and the only open spaces are a small yard in front of the old City Hall and King's Chapel Burial Ground adjoining the Project Area.

The factors noted hereinbefore in Sections A.1.- A.10. are all present to an extreme degree in this Subarea.

2. Ladder Blocks

This Subarea, which is affected particularly by the factors noted hereinbefore in sections A.1., A.2., A.3., A.4. through A.10., contains the major portion of the small shops of the retail core.

Of the 100 buildings within the "Ladder Blocks" Subarea, 32 are deficient and 20 are structurally substandard as classified under Federal law. The most acute problems of this Subarea are building obsolescence and lack of off-street loading facilities.

3. Washington-Summer

It is in this Subarea, which contains the city's large department stores, that the conflict between pedestrians and vehicular traffic (see section A.5. hereof) reaches its peak. Moreover, the Subarea lacks adequate off-street loading facilities for the stores, and has no public areas other than the streets and sidewalks. This Subarea also suffers particularly from the defects noted hereinbefore, in sections A.1., A.2., A.4., A.6., A.8., and A.10. Using the federal law terms, of the 35 buildings within this Subarea, 22 are deficient, and three are structurally sub-standard to a degree requiring clearance. Two thirds of the structures are obsolete and impractical for modern retailing uses.

4. Church Green

The Church Green Subarea is the most physically blighted part of the Project Area, having particularly the defects noted hereinbefore in sections A.1.-A.4., A.5., and A.8.-A.10. Out of a total of 92 buildings in the federal-law classifications 51 are deficient and 23 are structurally sub-standard to a degree requiring clearance. The building vacancy rate is 13.5 per cent, the streets are irregular and narrow, and the buildings

are 19th century brick and granite commercial structures from four to eight stories high dependent upon marginal retail and service retail establishments on the ground floor.

5. Financial District

The Subarea bounded by Congress, Devonshire, Arch, and High Streets is the least physically blighted part of the Project Area, although it does have, in particular, the defects noted hereinbefore in sections A.1., A.4., A.6., and A.8.- A.9.

The principal deficiencies in this Subarea are in the street pattern - a general lack of traffic control, varying street widths, and an irregular one-way pattern - and the lack of adequate parking spaces. As to physical condition, the federal-law classification of the 34 buildings within this Subarea indicated that three are deficient, and three are structurally sub-standard to a degree requiring clearance.

6. Garment-Chinatown

A small, but active and colorful, Chinese restaurant and shop area centers on the intersection of Beach and Tyler Streets, and Boston's garment industry is now concentrated in less than 20 buildings.

The Subarea which contains the city's garment industry - housed in large masonry loft structures, - and the

commercial sector of Boston's Chinatown is deficient for the reasons stated hereinbefore in sections A.1. through A.10. Physical obsolescence such as lack of off-street loading, modern elevators and proper industrial lighting is commonplace in the Subarea. Although the Subarea is small, it contains 116 buildings; in federal-law terms, half of those buildings (58) are structurally substandard to a degree requiring clearance and 35 more are deficient.

7. Hinge Area

A Subarea which contains a mixture of entertainment and service retail activities may be called the "Hinge Area" because it is a pivotal district where the north-south axis running from North Station through the Government Center, the retail core and the entertainment district intersects the east-west corridor running through Park Square, Back Bay, and Prudential Center to Kenmore Square. This Subarea has all of the defects noted hereinbefore in sections A.1.-A.10. Predominantly obsolete structures characterize the Subarea. High quality legitimate theatres mingle with marginal show bars, historic top rated restaurants abut pizza parlors, numerous parking lots engulf the odd shaped parcels of demolished buildings, and deteriorated structures are masked with

facades, glaring neon signs and delapidated billboards. No new construction has occurred in the Subarea for thirty years, yet there has been continuing demolition to provide parking space and to eliminate dangerously deteriorated buildings. Of the 86 buildings remaining in the Subarea, in federal-law classifications, 35 are deficient and 38 are structurally substandard to a degree requiring clearance.

8. Park Square

Park Square suffers primarily from the defects described hereinbefore in sections A.1. through A.6. and A.10. The Subarea is dominated by a few large structures and numerous weak retail ground floor stores, all of which are overpowered by a wasteful criss-cross of streets. The federal-law classification of the 62 buildings in this Subarea shows that 18 are deficient and 16 are structurally substandard to a degree requiring clearance.

9. Leather-South Station

A 66 year old terminal and railroad yards comprise the South Station property. The rail functions have been continuously declining resulting in a gross underutilization of valuable downtown property and in turn economically depressing the small retail uses in and around South Station. The loss of trains and passengers over the

past decade is indicated by the following table:

<u>Year</u>	<u>No. of Trains</u>	<u>No. of Passengers</u>
1956	307	15,431,243
1959	248	8,113,221
1962	120	3,574,917
1965	99	not available

The property is subject to an outstanding tax liability in excess of \$2,500,000 which impedes any private transfer of the land. The present owner, the Boston Terminal Corporation, which in turn is owned by the New York, New Haven and Hartford Railroad (itself insolvent) and the New York Central Railroad, is hopelessly insolvent and is not financially able to discharge those outstanding real estate taxes.

The "headhouse" or South Station building is underutilized and has a high vacancy rate. It is an obsolete building unsuitable for economical use by any type of contemporary commercial activity. Moreover, the building is isolated and made virtually an island by the traffic problems of Dewey Square. The leather district is composed of turn-of-the-century, six-to-eight-story loft structures. Since the dispersion of the leather companies, the buildings have been partially occupied by a mixture of wholesale and warehouse activities.

Overall, the Subarea suffers primarily from the defects noted hereinbefore in sections A.1.-A.5., A.7.-A.8. and

and A.10. Despite the great size of the Subarea, there are only 57 buildings, of which, in federal terms, 17 are deficient and 12 are structurally substandard to a degree requiring clearance.

C. As to the Acquisition Areas

1. Corner of School and Washington Streets

The Acquisition Area at the intersection of School and Washington Streets contains one building which is structurally substandard to a degree requiring clearance. That area is also a blighting influence because it blocks Milk Street, causing one of the worst of the traffic deficiencies referred to hereinbefore in Sections A.4. and B.1.

2. Portion of blocks-bounded by-Washington, Franklin and Arch Streets

This area contains no standard buildings. Ten of the buildings are deficient and seven are structurally substandard to a degree requiring clearance. Moreover, this area is a cause of another such traffic deficiency - the pair of right angle turns at Franklin and Washington Streets and at Bromfield and Washington Streets - which impedes crosstown traffic movements and, as a consequence, the flow of traffic on Washington Street.

3. Block bounded by Bedford and Washington Streets, Norfolk Place, and Harrison Avenue Extension

The one building located in this area is a large, obsolete, deficient (in federal terms) retail structure. It has a severe

blighting effect on surrounding properties because of its obsolescence, and it is a contributing cause of the unsafe, congested, and poorly designed streets, and the lack of parking and off-street loading facilities which afflict the immediate vicinity. (See Sections A.2., A.4. - A.6. of this resolution.)

4. Corner of Boylston and Washington Streets

The four buildings in this area, - two of which are deficient and one of which is structurally substandard to a degree requiring clearance - are the cause of a serious bottleneck in traffic where Boylston Street pours cross-town traffic into Washington Street. The absence of a continuous route from Boylston Street into Essex Street is a major blighting factor.

5. Block bounded by Eliot, Carver, and Stuart Streets and Broadway

The one small building to be acquired at this location is in deficient condition and stands in the way of connecting the present Park Square area to the Charles Street extension being developed in connection with the Authority's South Cove Urban Renewal Project.

6. South Station

The railway express building is structurally deficient, the headhouse building is structurally deficient and

economically obsolete. Early acquisition is necessary to preclude further deterioration of adjacent portions of the Project Area due to the blighting influence of those buildings and the vast track area of South Station and the parking-need and traffic problems generated by the Expressway and the Turnpike Extension - which deterioration is occurring and spreading at a rapidly accelerating rate.

AND BE IT FURTHER RESOLVED that the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine as follows:

(1) That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete and in need of major maintenance and repair, and because buildings have been torn down and not replaced and, under existing conditions, it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise;

(2) That the Project Area is a blighted, deteriorated, and deteriorating area;

(3) That each of the Subareas and each of the Acquisition Areas is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete and in need of major maintenance and repair, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because of one or more of (a) a substantial change in business and economic conditions, (b) that buildings have been torn down and not replaced and, under existing conditions, it is improbable that the buildings will be replaced, and (c) that diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the areas will be redeveloped by the ordinary operations of private enterprise;

(4) That each of the Subareas and each of the Acquisition Areas is a blighted, deteriorated, and deteriorating area; and

(5) That the Authority is preparing a land assembly and redevelopment plan or an urban renewal plan for the Project Area, which plan will include action with respect to each of the Subareas and each of the Acquisition Areas.

The Central Business District Urban Renewal Area is described as follows:

Beginning at the intersection of the easterly sideline of Summer Street and the Center line of Atlantic Avenue;

Thence running northeasterly along the center line of Atlantic Avenue to a point of intersection with the center line of Congress Street;

Thence turning and running in a northwesterly direction along the center line of Congress Street to a point of intersection with the extended southerly sideline of State Street;

Thence turning and running in a westerly direction along the southerly sideline of State Street to the southeast corner of the Old State House;

Thence turning and running in a northerly direction along the easterly property line of said Old State House to the northeast corner of said property;

Thence turning and running in a westerly direction along the northerly property line of said Old State House to a point of intersection of said property line extended with the southerly sideline of Court Street;

Thence running in a westerly direction along the southerly sideline of Court Street to a point of intersection of said sideline with the extended easterly property line of City Hall Annex;

Thence turning and running in a southwesterly direction along said property line to a point of intersection of said property line extended with the northerly property line of City Hall;

Thence turning and running in westerly direction along said property line to the westerly property line of City Hall;

Thence turning and running along said property line to a point of intersection of said property line with the northerly sideline of School Street;

Thence turning in a westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the extended southwesterly property line of 150 Tremont Street;

Thence turning and running in a southeasterly direction along said property line and the southwesterly property line of 7 Mason Street to a point of intersection of said property lines with the westerly sideline of Mason Street;

Thence turning and running in a southwesterly direction along said sideline to a point of intersection of said sideline with the extended southerly property line of 162 Tremont Street;

Thence turning and running in a northwesterly direction along said property line to a point of intersection of said property line extended with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of Boylston Street;

Thence turning and running in a generally westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Arlington Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the center line of Stuart Street;

Thence turning and running in a generally easterly direction along the center line of Stuart and Kneeland Streets to a point of intersection of said center line with the extended westerly property line of The Boston Terminal Corporation.

Thence turning and running in a generally southerly and then westerly direction along said property line and the extended southerly property line of The Boston Terminal Corporation to a point of intersection of said property lines with the easterly sideline of the Service Road of the John F. Fitzgerald Expressway;

Thence turning and running in a southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of the Broadway Bridge;

Thence turning and running in a generally southeasterly direction along said sideline to a point of intersection of said sideline with the approximate bulkhead line on the southerly side of the Fort Point Channel;

Thence turning and running in a generally easterly or northeasterly direction along said bulkhead line to a point of intersection of said bulkhead line with the easterly sideline of Summer Street;

Thence turning and running in a northwesterly direction along said sideline to a point of intersection of said sideline with the center line of Atlantic Avenue, which is the point and place of beginning.

NOTICE

BOSTON REDEVELOPMENT AUTHORITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA

Notice is hereby given, in accordance with section 23P of chapter 121 of the General Laws (Ter. Ed.), as amended, and other applicable provisions of law, that the Boston Redevelopment Authority, at its meeting duly held on October 14, 1965, acting under and pursuant to its powers under the provisions of chapter 121 and any other powers thereunto enabling, adopted a Resolution wherein it determined and found, among other things, as follows:

(1) That the Project Area (the Central Business District Urban Renewal Project Area described in the Exhibit "A" annexed hereto and made part hereof) is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete and in need of major maintenance and repair, and because buildings have been torn down and not replaced and, under existing conditions, it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space and because of excessive land coverage, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise;

(2) That the Project Area is a blighted, deteriorated, and deteriorating area;

(3) That each of the Subareas described in the said Resolution and each of the Acquisition areas (described in the Exhibit "D" annexed hereto and made part hereof) is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete and in need of major maintenance and repair, and because of a substantial change in businesses and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because of one or more of (a) a substantial change in business and economic conditions, (b) that buildings have been torn down and not replaced and, under existing conditions, it is improbable that the buildings will be replaced, and (c) that diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the areas will be redeveloped by the ordinary operations of private enterprise;

(4) That each of the Subareas and each of the Acquisition Areas is a blighted, deteriorated, and deteriorating area; and

(5) That the Authority is preparing a land assembly and redevelopment plan or an urban renewal plan for the Project Area, which plan will include action with respect to each of the Subareas and each of the Acquisition Areas.

BOSTON REDEVELOPMENT AUTHORITY

Kane Simonian,
Secretary

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on October 14, 1965 and duly recorded in this office:

Copies of a memo dated October 14, 1965 were distributed re Report on the Central Business District Early Land Public Hearing, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Early Land Acquisition Program for the Central Business District Urban Renewal Project is hereby approved and the Chairman is hereby authorized and directed to transmit the program to His Honor, the Mayor, for consideration and submission to the City Council.

Copies of a memo dated October 14, 1965 were distributed re Determinations and Findings Relative to the Condition of the Central Business District Urban Renewal Area and Subareas and Acquisition Areas Located Therein, Project No. Mass. R-82, attached to which were copies of a proposed Resolution, Exhibit A-Boundary Description, Exhibit B-Building Deficiencies Map, and Exhibit C-Parcel Acquisition Map.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Determinations and Findings Relative to the Condition of the Central Business District Urban Renewal Area and Subareas and Acquisition Areas Located Therein, Project No. Mass. R-82" was introduced by Mr. McCloskey.

Said Resolution was then read in full and discussed and considered.

Mr. McCloskey then moved the adoption of the Resolution as introduced and read. Mr. Colbert seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert and Massucco, and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution plus Exhibit A - Boundary Description, Exhibit B - Building Deficiencies Map, and Exhibit C - Parcel Acquisition Map, are filed in the Document Book of the Authority as Document No. 517.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution
to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director
of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand
this 23rd day of July 1971.

BOSTON REDEVELOPMENT AUTHORITY

By Kenneth P. Sullivan
Secretary

LS

BOSTON REDEVELOPMENT AUTHORITY,
CENTRAL BUSINESS DISTRICT URBAN
RENEWAL AREA.

EXHIBIT "A"

the extended south side of State Street. The building and its site in a westerly direction along the south side of State Street to the southeast corner of the Old State House.

EXHIBIT "B"

The Parts of the Central Basin D. the Fellen Renewal Area for which only two activities are proposed are as follows:

The Parts of the Central Basin within the Urban Landward Area for which only land activities are proposed are as follows:

VII. Properly Known By South St. 177
Summer Street and Atlantic Avenue.
(Dec. 4.)

(Dec. 4.) J. DAVID WHITE,
Director of Agriculture.

ITEM NO. 4

Resolution of the Boston Redevelopment Authority
adopted on August 2, 1967, reaffirming determination
of October 14, 1965, with Certificate of Vote.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RESPECTING
CONDITIONS IN THE CENTRAL BUSINESS DISTRICT PROJECT AREA

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority") is a public body corporate and politic duly organized and existing under the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having a usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has, with the approval of the Mayor and City Council of the City of Boston and with financial assistance provided under Title I of the Housing Act of 1949, as amended, by the Housing and Home Finance Agency of the United States of America, and its successor, the Department of Housing and Urban Development of the United States of America, undertaken and conducted surveys, studies and inspections of an area in the City of Boston known as the Central Business District Project Area and described in Exhibit A attached hereto and made a part hereof (hereinafter called the "Project Area"), in connection with the preparation of an urban renewal plan for the Project Area; and

WHEREAS, with the consent of the State Department of Commerce and Development and the City of Boston acting by its Mayor with the authorization of its City Council, with the approval of said Housing and Home Finance Agency and said successor Department and pursuant to a Temporary Loan Contract under said Title I, the Authority, as provided by law, prior to the completion and approval of the urban renewal plan for the Project Area has conducted so-called "early land acquisition" activities in the Project Area by acquiring parts of the Project Area and conducting relocation activities and demolition and clearance operations therein, all after the Authority had held a public hearing after due and proper notice, had received and heard extensive evidence, data, exhibits, views and opinions and had, in a resolution adopted October 14, 1965, made certain findings and conclusions concerning the buildings and conditions within said Project Area; and

WHEREAS, an urban renewal plan for the Project Area has been prepared; and

WHEREAS, a public hearing on said urban renewal plan and project was, after due and proper notice thereof, held on July 27, 1967, at which the Authority received and heard extensive evidence, data, exhibits, views and opinions with respect thereto, and all persons desiring to be heard were so heard; and

WHEREAS, the Authority has considered said evidence, data, exhibits, views, and opinions and said findings and conclusions.

NOW, THEREFORE, BE IT RESOLVED that the Boston Redevelopment Authority, acting under and pursuant to its powers under said Housing Authority Law and any other powers thereunto enabling, does hereby reaffirm the findings and conclusions made in the aforementioned resolution adopted on October 14, 1963;

AND BE IT FURTHER RESOLVED that the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine as follows:

(1) That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete and in need of major maintenance and repair, and because buildings have been torn down and not replaced and, under existing conditions, it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise; and

(2) That the Project Area is a blighted, deteriorated, and deteriorating area.

Project Boundary Description

The Central Business District Urban Renewal Project Area is bounded and described as follows:-

Beginning at the intersection of the easterly sideline of Summer Street and the center line of Atlantic Avenue;

Thence running northeasterly along the center line of Atlantic Avenue to a point of intersection with the center line of Congress Street;

Thence turning and running in a northwesterly direction along the center line of Congress Street to a point of intersection with the extended southerly sideline of State Street;

Thence turning and running in a westerly direction along the southerly sideline of State Street to the southeast corner of the Old State House;

Thence turning and running in a northerly direction along the easterly property line of said Old State House to the northeast corner of said property;

Thence turning and running in a westerly direction along the northerly property line of said Old State House to a point of intersection of said property line extended with the southerly sideline of Court Street;

Thence running in a westerly direction along the southerly sideline of Court Street to a point of intersection of said sideline with the extended easterly property line of City Hall Annex;

Thence turning and running in a southwesterly direction along said property line to a point of intersection of said property line extended with the northerly property line of City Hall;

Thence turning and running in a westerly direction along said property line to the westerly property line of City Hall;

Thence turning and running along said property line to a point of intersection of said property line with the northerly sideline of School Street;

Thence turning in a westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the extended southwesterly property line of 150 Tremont Street;

Thence turning and running in a southeasterly direction along said property line and the southwesterly property line of 7 Mason Street to a point of intersection of said property lines with the westerly sideline of Mason Street;

Thence turning and running in a southwesterly direction along said sideline to a point of intersection of said sideline with the extended southerly property line of 162 Tremont Street;

Thence turning and running in a northwesterly direction along said property line to a point of intersection of said property line extended with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of Boylston Street;

Thence turning and running in a generally westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Arlington Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the center line of Stuart Street;

Thence turning and running in a generally easterly direction along the center line of Stuart and Kneeland Streets to a point of intersection of said center line with the extended westerly property line of property now or formerly of The Boston Terminal Corporation;

Thence turning and running in a generally southerly and then westerly direction along said property line and the extended southerly property line of property now or formerly of The Boston Terminal Corporation to a point of intersection of said property lines with the easterly sideline of the Service Road of John F. Fitzgerald Expressway;

Thence turning and running in a southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of the Broadway Bridge;

Thence turning and running in a generally southeasterly direction along said sideline to a point of intersection of said sideline with the approximate bulkhead line on the southerly side of the Fort Point Channel;

Thence turning and running in a generally easterly or northeasterly direction along said bulkhead line to a point of intersection of said bulkhead line with the easterly sideline of Summer Street;

Thence turning and running in a northwesterly direction along said sideline to a point of intersection of said sideline with the center line of Atlantic Avenue, which is the point and place of beginning.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on August 2, 1971 and duly recorded in this office:

A Resolution entitled "Resolution of the Boston Redevelopment Authority Respecting Conditions in the Central Business District Project Area" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 886.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

[Illegible text]

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand
this twenty-ninth day of July, 1971.

L.S.

BOSTON REDEVELOPMENT AUTHORITY

By

Kenneth J. Sullivan
Secretary

ITEM NO. 5

Resolution of Boston Redevelopment Authority
adopted on June 18, 1970, determining that the
Park Plaza Urban Renewal Project Area is a blighted
and decadent area, with Certificate of Vote.

DETERMINATION AND FINDINGS RELATIVE TO THE
CONDITION OF THE PARK PLAZA PROJECT AREA

WHEREAS, the Boston Redevelopment Authority (hereinafter the "Authority") is a public body politic and corporate duly organized and existing under Chapter 121B of the Massachusetts General Laws within the City of Boston, Massachusetts; and

WHEREAS, the Authority proposes to prepare an Urban Renewal Plan for that area in the Central Business District in the City of Boston (hereinafter the "Park Plaza Project Area") described in Exhibit A, which is attached hereto and made a part hereof, and proposes to undertake an Urban Renewal Project therein; and

WHEREAS, the Authority proposes to advertise for developer interest in the Park Plaza Project Area; and

WHEREAS, the Authority has conducted surveys, studies, and inspections of the Park Plaza Project Area; and

WHEREAS, in its Resolution dated October 14, 1965 entitled "Determinations and Findings Relative to the Condition of the Central Business District Urban Renewal Area and Subareas and Acquisition Areas Located Therein, Project Mass. R-82," the Authority made findings and determinations on the basis of said surveys, studies, and inspections as to the Park Plaza Project Area, the Park Plaza Project Area consisting of the "Park Square" Subarea and a portion of the "Hinge Area" Subarea described in October 14, 1965, Resolution; and

WHEREAS, in its Resolution dated August 2, 1967, entitled "Resolution of Boston Redevelopment Authority Respecting Conditions in the Central Business District Project Area," the Authority reaffirmed the findings and conclusions made in said October 14, 1965, Resolution; and

WHEREAS, the Authority has considered more recent evidence respecting conditions in the Park Plaza Project Area, including the Memorandum of the Director of the Authority dated June 18, 1970, and the attachments thereto;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

That the Boston Redevelopment Authority, acting under and pursuant to its powers under said Chapter 121B and any other powers thereunto enabling, does hereby reaffirm the findings and conclusions made in said October 14, 1965, Resolution; and

IT IS FURTHER RESOLVED:

That the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine:

(1) That the Park Plaza Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare, and sound growth of the Boston community, because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, and in need of major maintenance and repair, and because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air, and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes, and obsolete street patterns make it improbable that the Park Plaza Project Area will be redeveloped by the ordinary operation of private enterprise; and

(2) That the Park Plaza Project Area is blighted and decadent.

PARK PLAZA PROJECT
PROJECT AREA DESCRIPTION

The Park Plaza Project Area is bounded and described as follows:

Beginning at the intersection of the southerly sideline of Beach Street and the extended easterly sideline of Knapp Street;

Thence running in a generally southerly direction along said easterly sideline of Knapp Street to a point, said point being the intersection of the easterly sideline of Knapp Street extended and the centerline of Kneeland St.;

Thence turning and running in a generally westerly direction along the centerlines of Kneeland Street and Stuart Street to a point, said point being the intersection of the centerlines of Stuart Street and Arlington Street;

Thence turning and running in a generally northerly direction along said centerline of Arlington Street to a point, said point being the intersection of the centerline of Arlington Street and the northerly sideline of Boylston Street extended;

Thence turning and running in a generally easterly direction along said northerly sideline of Boylston Street to a point, said point being the intersection of the northerly sideline of Boylston Street and the westerly sideline of Bumstead Court;

Thence turning and running in a generally southerly direction along said westerly sideline of Bumstead Court extended to a point, said point being the intersection of the westerly sideline of Bumstead Court extended and the southerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said southerly sideline of Boylston Street to a point, said point being the intersection of the southerly sideline of Boylston Street extended and the easterly sideline of Washington Street;

Thence turning and running in a generally northerly direction along said easterly sideline of Washington Street to a point, said point being the intersection of the easterly sideline of Washington Street extended and the centerline of Essex Street;

Thence turning and running in a generally easterly direction along said centerline of Essex Street to a point, said point being the intersection of the centerlines of Essex Street and Harrison Avenue;

Thence turning and running in a generally southerly direction along said centerline of Harrison Avenue to a point, said point being the intersection of the centerline of Harrison Avenue and the extended northerly property line of 19-25 Harrison Avenue;

Thence turning and running in a generally westerly direction along said northerly property line of 19-25 Harrison Avenue to a point, said point being the northwesterly corner of the property at 19-25 Harrison Avenue;

Thence turning and running in a generally southerly direction along westerly property line of 19-25 Harrison Avenue to a point, said being the intersection of the extended property line of 19-25 Harrison Avenue and the northerly property line of 27-39 Harrison Avenue;

Thence turning and running in a generally westerly direction along said northerly property line of 27-39 Harrison Avenue to a point, said point being the northwesterly corner of the property at 27-39 Harrison Avenue;

Thence turning and running in a generally southerly direction along the westerly property line of 27-39 Harrison Avenue to a point, said point being the intersection of the southerly sideline of Beach Street and the extended westerly property line of 27-39 Harrison Avenue;

Thence turning and running in a generally westerly direction along said southerly sideline of Beach Street to a point, said point being the intersection of the southerly sideline of Beach Street and the extended easterly sideline of Knapp Street, which is the point and place of beginning.

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 18, 1970 and duly recorded in this office:

Copies of a memorandum dated June 18, 1970 were distributed re Central Business District, Park Plaza Project, attached to which were copies of a Resolution, and a memorandum dated June 15, 1970 re Park Plaza Building Condition Survey.

On motion duly made and seconded, it was unanimously

VOTED: To amend Section (2) of the Resolution by deleting the words "deteriorated and deteriorating" and inserting the word "decadent" and to delete the last paragraph of the Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DETERMINATION AND FINDINGS RELATIVE TO THE CONDITION OF THE PARK PLAZA PROJECT AREA" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1663.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 23rd day of July, 1971.

LS

BOSTON REDEVELOPMENT AUTHORITY
By Kenneth J. Sullivan
Secretary

ITEM NO. 6

Resolution of Boston Redevelopment Authority
adopted on July 15, 1971, approving the Urban
Renewal Plan, with Certificate of Vote.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING SUBMISSION OF THE PARK PLAZA URBAN RENEWAL
PLAN AND RELOCATION PROGRAM TO THE MAYOR AND CITY COUNCIL
OF THE CITY OF BOSTON AND TO THE DIVISION OF URBAN RENEWAL
OF THE STATE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Boston Redevelopment Authority has approved an Urban Renewal Plan for the Park Plaza Project Area, which Plan is dated July 15, 1971, and consists of a title page, two pages of table of contents, 35 pages of text and 4 maps; and

WHEREAS, the Authority, which is the duly designated and official planning board for the City of Boston, has found that said Urban Renewal Plan is based on a local survey and conforms to a comprehensive plan of the community as a whole; and

WHEREAS, the approval of the Urban Renewal Plan by the Mayor of the City of Boston, Boston City Council and the Division of Urban Renewal of the State Department of Community Affairs is required under State law before an Urban Renewal Plan can be undertaken and carried out,

NOW, THEREFORE, IT IS HEREBY RESOLVED:

That the Director of the Authority is hereby authorized to submit to the Mayor, for his submission to the City Council, and to submit to the Division of Urban Renewal of the State Department of Community Affairs for their approval and appropriate findings, the Park Plaza Urban Renewal Plan, together with the Relocation Program, and any other materials which he deems advisable.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 15, 1971 and duly recorded in this office:

Copies of a memorandum dated July 15, 1971 were distributed re Park Plaza Urban Renewal Project Area, Approval of Park Plaza Urban Renewal Plan, attached to which were copies of a proposed vote, and three (3) Resolutions. Also distributed were copies of the Urban Renewal Plan, Park Plaza Urban Renewal Project, Supporting Documentation, and a Project Improvements Report.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to draft and submit to the Authority a Letter of Intent with Boston Urban Associates, the tentatively designated Redeveloper of Parcel 1, 2 and 3 of the Park Plaza Urban Renewal Project Area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN RENEWAL PLAN FOR THE PARK PLAZA PROJECT" was introduced, read and considered.

On motion duly made and seconded, It was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 159.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING SUBMISSION OF THE PARK PLAZA URBAN RENEWAL PLAN AND RELOCATION PROGRAM TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BOSTON AND TO THE DIVISION OF URBAN RENEWAL OF THE STATE DEPARTMENT OF COMMUNITY AFFAIRS" was introduced, read and considered.

On motion duly made and seconded, It was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 160.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF BOSTON FOR THE PARK PLAZA URBAN RENEWAL PROJECT" was introduced, read and considered, attached to this Resolution was a copy of the proposed Cooperation Agreement, marked Exhibit "A."

On motion duly made and seconded, It was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution including Exhibit "A" is filed in the Document Book of the Authority as Document No. 161.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolutions
to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director
of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this
27th day of July 1971.

BOSTON REDEVELOPMENT AUTHORITY

BY

Kenneth S. Smith
Secretary

LS

The undersigned hereby certifies as follows:

Assistant

(1) That he is the duly qualified and acting/Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on December 16, 1971 and duly recorded in this office:

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the Park Plaza Urban Renewal Plan (Document No. 6) dated December 16, 1971, and Supporting Documentation dated December 16, 1971, which have been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Relocation Program for the Park Plaza Urban Renewal Project (Document No. 7) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Resolution of the Boston City Council approving the Park Plaza Urban Renewal Plan and Feasibility of Relocation for the Park Plaza Urban Renewal Project (Document No. 8) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Cooperation Agreement between the Boston Redevelopment Authority and the City of Boston (Document No. 10) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Director is hereby authorized to enter into the aforementioned Cooperation Agreement between the Authority and the City of Boston in substantially the form presented at this meeting; and further

VOTED: that the Director is hereby authorized to enter into the Letter of Intent by and between the Boston Redevelopment Authority and Boston Urban Associates in substantially the form presented at this meeting.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.-

Letter of Intent

(4) That the Documents No. 6, 7, 8 and 10; Cooperation Agreement and to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

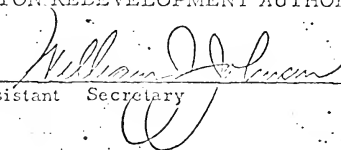
(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this

17th day of December 19 71.

BOSTON REDEVELOPMENT AUTHORITY

BY 
Assistant Secretary

ITEM NO. 7

Notice of Public Hearing held by the City
Council commencing September 21, 1971, together
with copy of affidavit of publication with
respect thereto.

CITY OF BOSTON

PUBLIC HEARING

A public hearing will be held in the City Council Chamber, City Hall, on Thursday, September 21, 1971 at 10:00 A.M. by the Committee on Urban Development of the Boston City Council to consider a message of the Mayor and order for loan of \$6,800,000 for acquiring and developing Park Plaza Urban Renewal Project (Docket #1233), (pursuant to the full notice contained inside).

For the Committee:

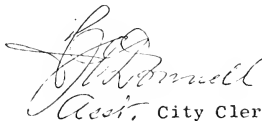
JOSEPH F. TIMILTY

Chairman

January 7, 1972

The foregoing notice of public hearing was printed in the following Boston daily newspapers: Boston Globe, Herald-Traveler, Record-American and Christian Science Monitor on September 9, 1971 and September 13, 1971.

Attest:


Asst. City Clerk.

For the Commission
Joseph E. Murphy
Chairman

TO GLOBE NEWSPAPER CO., DR.

For Advertising in the BOSTON GLOBE

CITY OF BOSTON
OFFICE OF THE CITY CLERK
CITY MESSENGER
CITY HALL
BOSTON, MASSACHUSETTS

NOTICE OF PUBLIC HEARING
PARK PLAZA URBAN RENEWAL AREA
BOSTON CITY COUNCIL

HEARINGS	SEPTEMBER 9, 1971	2x117 LINES
HEARINGS	SEPTEMBER 13, 1971	2x117 LINES

NO TEAR PAGES AVAILABLE

I, WALTER F. DONAHUE, hereby certify that I am D.P. MANAGER
of the Globe Newspaper Co., publishers of the Boston Globe, that the above advertisement
has been inserted in said newspaper 2 times, AS ABOVE
and that it is charged at the usual rates.

Walter F. Donahue

Boston, Mass. JANUARY 13, 1972
WALTER F. DONAHUE and made oath that the above

Personally appeared before me
statement subscribed to by him is true
Suffolk ss.

Joseph P. Sullivan
Notary Public
My Commission Expires
January 27, 1978

N.E.C.

HEARINGS

NOTICE OF PUBLIC HEARING PARK PLAZA URBAN RENEWAL AREA

Notice is hereby given that the City of Boston, Office of the City Clerk, will hold a public hearing on the following matter on the date and at the place specified below:

PUBLIC HEARING

The purpose of the public hearing is to receive and consider the views of the public on the proposed plan for the Park Plaza Urban Renewal Area, which is located in the City of Boston, in the area bounded by the following streets: North Street, South Street, and the City Hall. The plan for the Park Plaza Urban Renewal Area is a plan for the development of the area into a residential and commercial district. The plan includes the construction of new buildings, the improvement of the streets, and the creation of new public spaces. The plan is being submitted to the City Council for their consideration and approval. The public hearing is being held to give the public an opportunity to express their views on the plan and to provide input to the City Council. The hearing will be held on the date and at the place specified below.

EXAMINATION AVAILABLE

The Urban Renewal Commission will hold a public hearing on the proposed plan for the Park Plaza Urban Renewal Area on the date and at the place specified below.

The plan for the Park Plaza Urban Renewal Area is a plan for the development of the area into a residential and commercial district. The plan includes the construction of new buildings, the improvement of the streets, and the creation of new public spaces. The plan is being submitted to the City Council for their consideration and approval. The public hearing is being held to give the public an opportunity to express their views on the plan and to provide input to the City Council. The hearing will be held on the date and at the place specified below.

JOSEPH P. SULLIVAN
Clerk

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ITEM NO. 8

Cooperation Agreement between the City
of Boston and the Boston Redevelopment
Authority, executed on January 6, 1971.

CITY OF BOSTON
IN CITY COUNCIL

ORDERED: That the Mayor of the City of Boston be, and he hereby is, authorized and empowered to execute and deliver in the name and behalf of the City of Boston an agreement with the Boston Redevelopment Authority in substantially the following form:

COOPERATION AGREEMENT
between
BOSTON REDEVELOPMENT AUTHORITY
and
CITY OF BOSTON
for
PARK PLAZA URBAN RENEWAL PROJECT

THIS AGREEMENT made this 6th day of January, 1972, by and between the BOSTON REDEVELOPMENT AUTHORITY, herein called the "Authority", a public body politic and corporate duly organized and now existing under Chapter 121B of the General Laws of Massachusetts, and the CITY OF BOSTON, herein called the "City", a municipal corporation in the Commonwealth of Massachusetts,

//
WITNESSETH THAT

WHEREAS an order passed by the City Council of the City on December 6, 1971, and approved by the Mayor of the City on December 22, 1971, has approved an Urban Renewal Plan, herein called the Plan, adopted by the Authority for the Park Plaza Urban Renewal Project, herein called the "Project", in that area of the City of Boston, herein called the "Project Area", bounded and described as follows:

Beginning at the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Thence running in a generally southerly direction along said easterly sideline of Knapp Street to a point, said point being the intersection of the centerline of Kneeland Street and the easterly sideline of Knapp Street extended thereto;

Thence turning and running in a generally westerly direction along the centerlines of Kneeland Street and Stuart Street to a point, said point being the intersection of the

centerline of Stuart Street and the westerly sideline of Arlington Street;

Thence turning and running in a generally northerly direction along said westerly sideline of Arlington Street to a point, said point being the intersection of the westerly sideline of Arlington Street and the northerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Boylston Street to a point, said point being the intersection of the northerly sideline of Boylston Street and the westerly sideline of Bumstead Court;

Thence turning and running in a generally southerly direction across Boylston Street along an extension of said westerly sideline of Bumstead Court to a point in the southerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said southerly sideline of Boylston Street to a point, said point being the intersection of the easterly sideline of Washington Street and the southerly sideline of Boylston Street extended thereto;

Thence turning and running in a generally northerly direction along said easterly sideline of Washington Street to a point, said point being the intersection of the easterly sideline of Washington Street and the northerly sideline of Essex Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Essex Street (past Harrison Avenue Extension) to a point, said point being the intersection of the northerly sideline of Essex Street and the easterly sideline of Harrison Avenue extended thereto;

Thence turning and running in a generally southerly direction along said easterly sideline of Harrison Avenue to a point, said point being the intersection of the easterly sideline of Harrison Avenue and the northerly property line of 19-25 Harrison Avenue extended thereto;

Thence turning and running in a generally westerly direction across Harrison Avenue along said extension of the northerly property line of 19-25 Harrison Avenue to a point in the westerly sideline of Harrison Avenue;

Thence turning and running in a generally southerly direction along said westerly sideline of Harrison Avenue to a point, said point being the intersection of the westerly sideline of Harrison Avenue and the northerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said northerly sideline of Beach Street to a point, said point being the intersection of the northerly sideline of Beach Street and the westerly property line of 27-39 Harrison Avenue;

Thence turning and running in a generally southerly direction across Beach Street along an extension of said westerly property line of 27-39 Harrison Avenue to a point in the southerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said southerly sideline of Beach Street to the point of beginning, said point being the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Excluding, however, the structures at 19-25 Harrison Avenue and 27-39 Harrison Avenue.

AND WHEREAS the Plan provides for the acquisition of the land in the Project Area, the demolition of the structures thereon, the construction of certain public improvements, and the disposition of the land in the Project Area for uses in accordance with the Plan;

AND WHEREAS the public improvements to be constructed by the Authority in the Project Area are as follows:

DESCRIPTION OF WORK

ESTIMATED COST

Rebuilding of Arlington Street
(between Boylston and Stuart)

\$ 245,650

Rebuilding southerly half of Boylston Street)
(between Arlington and New Charles

Resurfacing of Boylston Street
(between New Charles and Tremont

593,900

Rebuilding of Church Street
(between Columbus and Stuart)

Rebuilding of Columbus Avenue
(between Stuart and Church)

24,750

Construction of New Charles Street
(between Boylston and Stuart)

285,000

including \$4,339,850 for acquisition of land
and demolition of buildings and \$338,300 for
construction of streets

4,678,150

Rebuilding of Providence Street
(between Arlington and Providence Street
Extension)

175,100

Construction of New Providence Street Extension
(between Providence and Stuart)

139,900

Rebuilding of Stuart Street
(between Arlington and Tremont)

599,250

Resurfacing of Tremont Street
(between Boylston and Stuart)

58,300

including street lighting, high-service water system, low-service
water system, high pressure fire system, surface drainage system,
sanitary sewer system, traffic control system, street traffic and
directional signs, and police signal and fire alarm systems, sub-
stantially as described in the Project Improvements Report.

AND WHEREAS the Authority is in need of financial assistance to
defray such part of the acquisition and development costs of the
Project as will not be met by loans through such other sources;

NOW, THEREFORE, in consideration of the benefits to accrue to
the City from the carrying out of the Project and of the mutual
covenants herein contained and for other good and valuable considera-
tion, the Authority and the City hereby agree as follows:

1. The Authority will undertake the Project in accordance with
the Plan and as funds become available will commence and carry out
each successive phase of the Project as expeditiously as possible,

consistent with the development schedule annexed hereto marked Schedule A. Such schedule may not be materially changed except with the approval of the Authority. Written notice of such change shall be sent to the City Council within one week of its adoption by the Authority.

As soon as construction begins on A-1, the Authority will immediately advertise for the redevelopment of Parcels D & E. Unless the Authority shall have selected a Developer for Parcels D & E within 3 years from the date of approval of this plan, parcels D & E shall no longer be considered to be part of the Park Plaza Project Area.

2. The City will provide, through grants-in-aid to the Authority pursuant to G.L. c. 121B, s. 20, \$6.8 million and such other sums as may be voted on by the City Council for the construction of the aforesaid public improvements to be constructed by the Authority, including the acquisition of the land therefor and the demolition of structures thereon. The City agrees to make, from time to time, upon demand of the Authority, payments to the Authority on account of the City's obligation under this paragraph, provided no such payments shall be made by the City to the Authority until:

(a) The Authority has received funds or security therefor other than the funds to be made available by the City covering land acquisition and relocation costs for the next scheduled phase of the Project, in amounts (and in the case of security, in form) satisfactory to the Authority; and

(b) A commitment on terms and conditions satisfactory to the Authority has been secured for the financing of demolition and construction of the next scheduled phase of the Project.

3. Upon receipt of appropriate monies from the City pursuant to paragraph 2 hereof, the Authority will commence, and thereafter diligently prosecute to completion, consistent with the Schedule A annexed hereto, construction of the aforesaid public improvements, including the acquisition of land therefor and the demolition of any structures on such land. The cost of such acquisition and demolition shall be pro-rated over the total area so acquired on a per-square-foot basis; and the City shall be reimbursed by the Authority, or its obligation to the Authority under paragraph 2 hereof reduced, on such basis for all land so acquired and not included within the limits of such public improvements but sold by the Authority for uses in accordance with the Plan.

4. The City shall convey to the Authority for a price equal to the fair market value thereof such property owned by the City as is stated in Section D of the Plan to be acquired by the Authority when such amount is paid by the Authority to the City.

5. The City, acting by its Mayor, will recommend to the proper board or officer the vacating of such streets, alleys, and other public rights-of-way as may be necessary in carrying out the Plan, and the laying out as public streets or ways of all streets and ways, with their adjacent sidewalks, within the Project Area in accordance with the Plan; and the Authority agrees not to sue the City for any damages for any such vacating or laying out; and the Authority further agrees to reimburse the City for any damages paid to others under Chapter 79 of the General Laws of Massachusetts or any other provision of law for

any such vacating or laying out.

6. The City, acting by its Mayor, will recommend to the proper board or officer such action as may be necessary to waive, change or modify, to the extent necessary and possible under the laws as they then exist, to permit carrying out the Project, the statutes, ordinances, rules and regulations regulating land use in Boston and prescribing health, sanitation and safety standards for buildings in Boston.

7. The Authority shall require the developer to be entirely responsible for the payment of real estate taxes against the property in the Project Area, and for payments in lieu of taxes on account of property in the Project Area which may be exempt from taxation by reason of the Authority's ownership, in amounts determined by the City, equal to the amount which would have been payable, in the aggregate, as real estate taxes if the property were not exempt from taxation and fee title thereto was held by the developer; provided, however, that no tax or payment in lieu of taxes shall be assessed or due upon public streets and public improvements after the acquisition of such property by the Authority.

8. On July first in each calendar year beginning with the fourteenth calendar year after the calendar year in which construction of Stage I of the Project commences, the Authority, whether or not anything is payable in such year to the City under paragraph 7. and in addition to anything so payable, shall pay the City such sums of money as may be received by the Authority under an agreement between the Authority and the developer of Stage I wherein such developer agrees to aid in defraying the cost of public improvements in the Project Area.

9. Every public improvement constructed by the Authority hereunder and every other improvement constructed in the Project Area, shall be available to and serve all persons without regard to race, color, sex, religion or national origin.

10. The Authority shall not lease any property in the Project Area for a term longer than two years.

11. Any land disposition agreement entered into by the Authority for land in the Project Area shall provide, in a fashion satisfactory to the Authority:

(a) That the redeveloper and the Authority shall each waive any so-called third-party beneficiary defense to an action brought by the City to enforce any provision in such agreement;

(b) That the developer will diligently prosecute to completion each successive phase of the project, consistent with Schedule A annexed hereto, subject to causes beyond the redeveloper's reasonable control;

(c) That if the redeveloper shall fail to perform in accordance with any of its obligations under a land disposition agreement, those portions of the project area covered by such land disposition agreement, shall revert to the Authority, subject, however

to the rights of any mortgagee to proceed to perform the obligations of the redeveloper and avoid reversion, or to preserve the mortgage lien as a prior claim on land which may so revert; and

(d) That if the Authority shall issue bonds in order to assist in the financing of any part of the project, neither the City nor the Authority shall have liability to pay the indebtedness evidenced by the bonds, or any of them, under any circumstance.

(e) That the redeveloper shall require as to any parking facility operated within the Project Area that the rates charged to daily commuters who live and work outside the Project Area shall be, on an hourly basis, at least double the rates charged to persons parking there for four hours or less.

12. The Master Land Disposition Agreement to be executed by the Authority and the redevelopers of Parcels 1, 2, and 3 of the Project Area shall contain a clause obligating such redevelopers to deposit with the Authority either in the form of cash or a Letter of Credit in a form, on conditions, and from a bank acceptable to the Director of the Authority the sum of \$500,000 in total at the time the Land Disposition Agreement is executed. It will further obligate the redeveloper after completion of Stages A and B further to increase such deposit by an additional \$500,000 by means of an unconditional Letter of Credit, in form and from a bank acceptable to the Authority. Such additional \$500,000 shall, however, be reduced from time to time by:

(a) All legal and appraisal costs for which the Redeveloper is responsible, and

(b) All other payments to be made by the Redeveloper to the Boston Redevelopment Authority to reimburse the Authority for out-of-pocket costs and expenses in connection with the project.

The deposit shall be reduced to \$500,000 in total upon the start of construction of Stage E.

13. Within one year of the date hereof the City shall have caused appraisals to be made of each of the properties in Disposition Parcels 4 and 5 (Stage II). Such appraisals shall establish the value of each such property as of the date hereof and shall be made at the initial expense of the City; provided that the City shall be reimbursed for such expense by the person or persons selected to develop such parcels within thirty (30) days after execution by him or them of a land disposition agreement. Any land disposition agreement entered into by the Authority for land in the Project Area, shall provide in a fashion satisfactory to the Authority that no land shall be acquired by the Authority or the redeveloper in Disposition Parcels 4 or 5, whether by purchase or eminent domain, at less than the sum at which it will have been appraised on behalf of the City, except that nothing in this section shall be construed to require the City or Authority or developer to make payments in excess of fair market value at the time of the taking unless the owner has made every effort to maintain the highest use of his property.

14. (a) The Authority agrees that it shall require the Developer, within 90 days after Stage E has become available for development, to make applications to the Federal Housing Authority (FHA), the Massachusetts Housing Finance Agency (MHFA) and the Boston Housing Authority (BHA) in order to secure the financing and subsidies necessary for housing for the elderly, under the appropriate programs of these agencies.

(b) The Authority further agrees that it shall require the Developer to actively pursue said applications and that failure on the part of the Developer to actively pursue said applications shall constitute a default of the Developer's obligations.

15. The Authority will itself, or through a redeveloper, reimburse residents and businesses relocated from the project area for relocation payments in the amount provided under then current federal relocation rules. The redeveloper will provide such funds, as are required to defray the costs established by federal relocation rules prevailing at the time the Authority first sought bids for the Project, plus 50% of any sums in addition thereto resulting from payment of benefits under federal regulations in effect when such relocations occur. The City will provide the other 50% of such additional sums.

16. Where the Authority, in its own discretion, shall determine that there is a bona fide hardship in the case of any resident or business to be taken within the project area, the Authority, with the approval of the developer, shall arrange for the early acquisition of said resident's or business' property. The Authority shall, where necessary, require any developer to provide the funds necessary for such early acquisition in advance of such time as such funds would otherwise be required under the provisions of any land disposition agreement or other agreement with said developer.

17. It is the specific intent of the City Council that each of the approvals given by the City Council in its final vote adopting this Cooperation Agreement is conditioned on acceptance by the Authority of all of the changes voted by the City Council, whether in approving or amending the report of the Committee on Urban Development. If any of such changes are not effected by the Authority or Urban, all approvals herein given are specifically nullified and invalidated. Should the Authority find any changes unacceptable, it must resubmit the Plan for City Council approval with written notice of such part or parts as are found unacceptable and such changes as are recommended for City Council action.

IN WITNESS WHEREOF the Authority and the City have respectively caused this Agreement to be duly executed on the day and year first above written.

ATTEST:

Joseph M. Dunlea
Joseph M. Dunlea, City Clerk

CITY OF BOSTON

By Kevin H. White
Kevin H. White, Mayor

ATTEST:

Kenneth Kenney
Secretary

BOSTON REDEVELOPMENT AUTHORITY

By Robert T. Kenney
Robert T. Kenney, Director

Approved as to form:

Herbert P. Gleason
Herbert P. Gleason, Corporation
Counsel

Approved as to form:

John C. Conley
John C. Conley, General Counsel

SCHEDULE A

DEVELOPMENT SCHEDULE FOR THE VARIOUS STAGES OF PARK PLAZA

Stage A - Hotel and Parking Garage (Parcel 2)

Substantial construction shall commence not later than four (4) months after land is cleared and streets and utilities are available to permit construction to commence, it being understood that financing will be available and that land acquisition can be started three (3) months after approval of the Schematic Design. It is hoped that land will be available by late spring or early summer of 1972.

(18 mos.) Stage B - First Residential Tower and First Portion of Retail Arcade (Parcel 1, between Charles Street and Hadassah Way).

Construction is to commence approximately six (6) months following commencement of construction on Stage A but in no event later than eighteen (18) months following commencement of construction on Stage A. Stage B and Stage A are interchangeable as to time.

(30 mos.) Stage C - Retail Arcade and Low Rise Office Space (Parcel 1, between Hadassah Way and Arlington Street).

Construction is to commence approximately eighteen (18) months following commencement of construction on Stage A but in no event later than thirty (30) months following commencement of construction on Stage A.

(72 mos.) Stage D - Residential Tower (western portion of Parcel 3).

Construction is to commence approximately thirty-six (36) months following commencement of construction on Stage A but in no event later than seventy-two (72) months following commencement of construction on Stage A.

(84 mos.) Stage E - Third Residential Tower (eastern portion of Parcel 3, to include low-to-moderate-income housing for the elderly if subsidized financing for the same can be secured).

Construction is to commence approximately forty-eight (48) months following commencement of construction on Stage A but in no event later than eighty-four (84) months following commencement of construction on Stage A.

Stage F - Office Tower (Parcel 1, corner of Arlington and Boylston Streets).

Construction is to commence no later than eighty-four (84) months following commencement of construction on Stage A.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 29, 1971 and duly recorded in this office:

Copies of a memorandum dated July 29, 1971 were distributed re Park Plaza Urban Renewal Area Cooperation Agreement, attached to which were copies of a Cooperation Agreement between Boston Redevelopment Authority and City of Boston for Park Plaza Urban Renewal Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Director is hereby authorized to enter into a Cooperation Agreement by and between the Authority and the City of Boston in substantially the form presented at this meeting.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Cooperation Agreement to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert F. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this thirtieth day of July, 1971.

BOSTON REDEVELOPMENT AUTHORITY

LS

By Kenneth J. Quinn
Secretary

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting ^{Assistant} Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on December 16, 1971 and duly recorded in this office:

* * * * *

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the Park Plaza Urban Renewal Plan (Document No. 6) dated December 16, 1971, and Supporting Documentation dated December 16, 1971, which have been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Relocation Program for the Park Plaza Urban Renewal Project (Document No. 7) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Resolution of the Boston City Council approving the Park Plaza Urban Renewal Plan and Feasibility of Relocation for the Park Plaza Urban Renewal Project (Document No. 8) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Boston Redevelopment Authority hereby approves the Cooperation Agreement between the Boston Redevelopment Authority and the City of Boston (Document No. 10) dated December 16, 1971, which has been revised to include the recommendations made by the Boston City Council and the Council's Committee on Urban Development; and further

VOTED: that the Director is hereby authorized to enter into the aforementioned Cooperation Agreement between the Authority and the City of Boston in substantially the form presented at this meeting; and further

VOTED: that the Director is hereby authorized to enter into the Letter of Intent by and between the Boston Redevelopment Authority and Boston Urban Associates in substantially the form presented at this meeting.

* * * * *

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

Letter of Intent

(4) That the Documents No. 6, 7, 8 and 10; Cooperation Agreement and to which this certificate is attached is in substantially the form as that presented to said meeting.

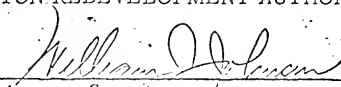
(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 17th day of December 19 71.

BOSTON REDEVELOPMENT AUTHORITY

BY 
Assistant Secretary

LS

ITEM NO. 9

Loan Order, in amount of \$6,800,000

CITY OF BOSTON
IN CITY COUNCIL

ORDERED: That it be, and hereby is, estimated that such part of the cost of acquiring and developing the Park Plaza Urban Renewal Project in Boston in accordance with the Urban Renewal Plan approved by order passed in the City Council on _____ and approved by the Mayor on _____, as will not be met by loans from other sources will be six million eight hundred thousand dollars (\$6,800,000.00); and be it further

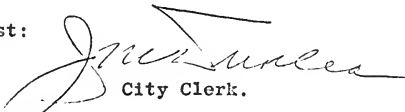
ORDERED: That under the provisions of Section 20 of Chapter 121B of the General Laws, as amended, the sum of six million eight hundred thousand dollars (\$6,800,000.00) be, and the same hereby is, appropriated, to be expended in aid of the Boston Redevelopment Authority for defraying such part of the acquisition and development costs of said urban renewal project, to which other sources have or shall have agreed to render financial assistance, as will not be met by loans through such other sources; and that to meet said appropriation the Collector-Treasurer be, and he hereby is, authorized to issue, from time to time, on request of the Mayor, bonds or certificates of indebtedness of the City to said amount.

In City Council December 8, 1971. Read once and passed - yeas seven, nays two.

In City Council December 27, 1971. Read a second time and again passed - yeas six, nays two.

Approved by the Mayor December 29, 1971, he certifying on the original order that the foregoing loan order is not, in his opinion, to meet a current expense.

Attest:

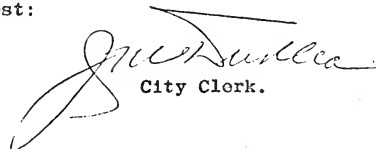


City Clerk.

January 19, 1972.

I hereby certify that no petition, asking that the question of approving or disapproving the foregoing order be submitted to the voters, was filed with the City Clerk within twenty days from December 29, 1971, and the order therefore becomes effective on January 19, 1972, in accordance with the provisions of chapter 108 of the Acts of 1939.

Attest:



City Clerk.



The Commonwealth of Massachusetts
Office of the Secretary
Massachusetts Historical Commission

John F. A. Lomen
Secretary of the Commonwealth

~~5--Fry--Street~~
40 Beacon Street

Boston, Mass. 02108

December 20, 1972

RECEIVED

DEC 26 1972

Mr. Robert T. Kenney
Director
Boston Redevelopment Authority
City Hall, Room 900
Boston, Massachusetts 02201

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Kenney:

Thank you for your letter of yesterday's date, which I received in time to read to the members of the Massachusetts Historical Commission at their meeting yesterday afternoon. This is to inform you that at that meeting the Commission voted to waive the requirement of formal notice under Section 48 of Chapter 121B, as amended by Chapter 168 of the Acts of 1971, for the public hearings held by the Boston City Council in 1971 on the Park Plaza Urban Renewal Project.

Sincerely yours,

Robert B. Rettig

Robert B. Rettig
Executive Director
Massachusetts Historical Commission

RBR/akc



The Commonwealth of Massachusetts
Office of the Secretary

Massachusetts Historical Commission

John F. V. Larran

Secretary of the Commonwealth

3--Fry--Street--

40 Beacon Street

Boston, Mass. 02108

To Whom It May Concern:

I, Andréa K. Calfee, Clerk pro tempore of the Massachusetts Historical Commission, hereby certify that the following is a true copy of the vote taken at a Public Hearing held on Tuesday, December 19, 1972. It was moved, seconded and

VOTED: that the Massachusetts Historical Commission waive the requirement of formal notice under Section 48 of Chapter 121B, as amended by Chapter 168 of the Acts of 1971, for the public hearing held by the Boston City Council in 1971 on the Park Plaza Urban Renewal Project.

The motion was carried by unanimous vote.

ATTEST: A True Copy



Andréa K. Calfee, Clerk

January 23, 1973

BOSTON PUBLIC LIBRARY



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